
Research Project Title

Right-of-Way Appraisal Damages Study

Purpose of the Project

When right-of-way is acquired, where a portion of a property is taken, the compensation to owners for damages related to the remaining parcel is often difficult to assess. In this context, the overall purpose of this study is to provide an up-to-date remainder sales and damages study that can be utilized effectively as a guide by Tennessee Department of Transportation (TDOT) staff and contract appraisers. The updated reference guide will be based on new data and will define clearly the conditions affecting the calculation of damages or benefits from right-of-way acquisitions. This will result in clearer appraisal processes increasing property owner confidence in the eminent domain procedure, and reducing time spent in the acquisition activities of TDOT projects.

Scope and Significance

The scope of the research project includes: 1) A comprehensive review of TDOT 1995 Remainder Sales and Damages Study. 2) Data gathering from diverse sources, including before and after appraisals and sales. 3) Application of new analysis methods to explore and quantify damages and benefits incurred. 4) Update of the remainder sales and damages study. 5) Development of a user's guide. 6) Preparation and dissemination of research and documents.

Expected Outcomes

The project aims to incorporate new data and appraisal methods in calculating damages or benefits from partial right-of-way acquisitions and improve the acquisition process in Tennessee. Following are the key expected outcomes:

- With input from TDOT staff and new remainder sales data, provide a well-researched and current remainder sales and damage study, which is based on recent data.
- Develop a format that is easy-to-use and facilitates periodic updating.
- Provide easy-to-understand conditions that influence the estimate of damage or benefit.
- Provide a study with parcel level data, which are easy to merge and analyze.
- Develop an objective procedure for TDOT appraisers to determine excess or loss of value.
- Increase the property owners' confidence in the eminent domain process.
- Reduce the time and litigation cost of the acquisition portion of TDOT projects.

Time Period

The time period for the project is 18 months, starting in 2020.

Contact Information

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